

Amendment to Bill No. 2 – 2005

By: Christopher J. Merton

Legislative Day No. 51

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Amendment No. 51

(This amendment changes the minimum structure and use setbacks in the PSC zoning district from residential lots in RC, RR, R-ED, R-20, R-12, or R-SC districts.)

- 1 Substitute the attached pages for page 27 of the proposed Comprehensive Zoning
- 2 Amendments attached to Council Bill 2 - 2005.
- 3
- 4 FILENAME A51CB2-2005.doc

SECTION 127.1: PSC (Planned Senior Community) District

B. Requirements for Planned Senior Community

8. At least one on-site community building or indoor community space within a principal structure shall be provided that contains a minimum of:
 - a. 20 square feet of floor area per dwelling unit, [[for developments of less than 100 dwelling units]] FOR THE FIRST 99 DWELLING UNITS WITH A MINIMUM AREA OF 500 SQUARE FEET, and
 - b. 10 square feet of floor area per dwelling unit FOR EACH ADDITIONAL DWELLING UNIT above 99.

E. Bulk Regulations

1. Maximum density[[.....8 dwelling units per net acre]]
 - A. DEVELOPMENTS IN WHICH AT LEAST 10 PERCENT OF THE DWELLING UNITS ARE MODERATE INCOME HOUSING UNITS 8 DWELLING UNITS PER NET ACRE
 - B. DEVELOPMENTS IN WHICH AT LEAST 15 PERCENT OF THE DWELLING UNITS ARE MODERATE INCOME HOUSING UNITS 10 DWELLING UNITS PER NET ACRE
 - C. DEVELOPMENTS IN WHICH AT LEAST 20 PERCENT OF THE DWELLING UNITS ARE MODERATE INCOME HOUSING UNITS 12 DWELLING UNITS PER NET ACRE
 - D. Assisted living and nursing home beds shall be included in density calculations. One bed equals 0.25 dwelling units.
2. Minimum structure and use setbacks [[from perimeter of the PSC District]]:
 - a. From arterial or collector public street right-of-way50 feet
 - b. From other public street right-of-way..... 40 [[30]] feet
 - c. From RESIDENTIAL LOTS IN RC, RR, R-ED, R-20, R-12 or R-SC Districts**75** feet
Except structures containing apartments, assisted living facilities or nursing facilities.....**100** feet
 - D. FROM OPEN SPACE AND OTHER USES IN RC, RR, R-ED, R-20, R-12 OR R-SC DISTRICTS.....30 FEET

[[d.]] E.From zoning districts other than RC, RR, R-ED, R-20, R-12 or R-SC.....30 feet

[[e.]] F. If a PSC District is separated from another zoning district by a public street, only the setbacks from a public street right-of-way shall apply.
3. Maximum height shall not exceed:

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- a. Apartments60 feet
- b. Other principal structures34 feet
- c. Accessory structures.....15 feet

Requirements regarding lot sizes, setbacks, distances between structures not located on individual lots, building heights and all other bulk regulations for the PSC District not established in this section shall be established by the Planning Board through approval of a